

**Public Hearing Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: July 8, 2004 at 7:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

Agenda for the City Planning Board **Public Hearing** to be held at **7:00 p.m.** on **Thursday, July 08, 2004** with a **Limited Business Meeting** immediately following the Public Hearing in the Aldermanic Chambers, third floor, City Hall, One City Hall Plaza

PUBLIC HEARINGS:

June 10th HEARING CONTINUED:

1. S-21-2003 Property located at 265 Glen Forest Drive (TM 506A-Lot 5B), an application to subdivide property to create seven (7) single family building lots - Verres Financial Corp.
Public Hearing Held: 05/13/2004 [Postponement till August
Public Hearing Continued: 06/10/2004 & 07/08/2004 by Applicant]
Deadline for Action: 07/08/2004
2. S-22-2004 Property located at 207 Stark Lane, an application to subdivide property to create one new single family building lot – Scott P. Jean, Trustee
Public Hearing Held: 06/10/2004
Public Hearing Continued: 07/08/2004
Deadline for Action: 08/12/2004
3. SP-06-2004 Property located at 2405 Brown Avenue, an application for site plan approval for the construction of a 2,400 sq. ft. restaurant (Dunkin Donuts) with drive-thru window, and on-site parking – Konstantine Scrivanos
Public Hearing Held: 04/08/2004
Public Hearing Continued: 07/08/2004
Deadline for Action: 07/08/2004 [Review revised site plan]
4. SP-13-2004 Property located at 425 Lake Avenue, an application for site plan approval for construction of a convenience store with gasoline sales, and drive-thru facility – John A. Ragonese
Public Hearing Held: 06/10/2004
Public Hearing Continued: 07/08/2004
Deadline for Action: 08/12/2004
5. CU-18-2004 Property located at 425 Lake Avenue, an application for a conditional use permit to allow gasoline sales – John A. Ragonese

Public Hearing Held: 06/10/2004
Public Hearing Continued: 07/08/2004
Deadline for Action: 08/12/2004

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing.

A motion would be in order to accept the following **CURRENT APPLICATIONS**:

Conditional Use Permit, Subdivision, Site Plan and Planned Development Applications (See Enclosed):

6. CU-14-2004 Property located at 30 Elm Street, an application for a conditional use permit to convert vacant building to a beauty salon – Syed Hussain
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004
7. CU-17-2004 Property located at 207 Laurel Street, an application for a conditional use permit to occupy a vacant building as a barber shop – Heriberto Osoria
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004
8. CU-20-2004 Property located at 714-720 Union Street, an application for a conditional use permit to occupy a portion of the building with a laundromat and related services – Travis Warner (for 720 Union Street, LLC)
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004
9. CU-23-2004 Property located at 425 S. Willow Street, an application for a conditional use permit for further reduction from the required number of parking spaces to accommodate additional restaurant space – The New England Expedition (“Manchester Commons”)
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004
10. S-10-2004 Property located at 261 Lovering Street, an application to subdivide property to create a 10,000 sq. ft. building lot, a 15,001 sq. ft. lot with dwelling, and consolidate Parcel “A” (10,000 sq. ft.) with adjacent property – James E. Bennett
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004
11. S-29-2004 Property located at 114 West Elmwood Avenue, an application to subdivide property to create one new building lot for a one or two family dwelling – Robert & Christine Paquette
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004
12. S-30-2004 Property located on Whitford Street and Walnut Hill Avenue, TM 281-A, Lot 17 & 23, an application to adjust a lot line and consolidate property – Dennis Demers & M. Alana Demers

Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004

13. S-31-2004 Property located at 1750 Elm Street, an application to subdivide property to create a 4.09 acre lot and a 3.89 acre lot – 1750 Elm Street, LLC
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004
14. S-33-2004 Property located at 126 Watts Street, an application to subdivide property to create a new single family building lot – Stephen J. Grzywacz
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004
15. SP-15-2004 Property located at 650 Second Street, an application for site plan approval to convert a full-service gas station to a convenience store with gas service – Gibbs Oil Co., LP
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004
16. SP-16-2004 Property located at 195 Lincoln Street, an application for site plan approval for removal of existing oil tank farm and replacement with new tank farm – M.L. Halle Oil Co., LP
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004
17. SP-18-2004 Property located at 628 Hanover Street, an application for site plan approval for the construction of a 3-story, 28 unit elderly housing facility with parking - Southern NH Services, Inc..
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004

LIMITED BUSINESS MEETING (Regulatory Matters):

[Current Matters]

18. SP-07-2004 Property located on Candia Road (M 748, Lot #8), an application for site plan approval for the construction of a 2,650 sq. ft. restaurant (Dunkin Donut) with drive-thru window, and on-site parking – CLD Consulting Engineers, Inc. for Candia Realty, LLC
Public Hearing Held: 04/22/2004
Deadline for Action: 06/24/2004 **[Review of revised plan]**
19. CU-14-2004 Property located at 30 Elm Street, an application for a conditional use permit to convert vacant building to a beauty salon – Syed Hussain
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004
20. CU-17-2004 Property located at 207 Laurel Street, an application for a conditional use permit to occupy a vacant building as a barber shop – Heriberto Osoria
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004

21. CU-20-2004 Property located at 714-720 Union Street, an application for a conditional use permit to occupy a portion of the building with a laundromat and related services – Travis Warner (for 720 Union Street, LLC)
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004
22. CU-23-2004 Property located at 425 S. Willow Street, an application for a conditional use permit for further reduction from the required number of parking spaces to accommodate additional restaurant space – The New England Expedition (“Manchester Commons”)
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004
23. S-29-2004 Property located at 114 West Elmwood Avenue, an application to subdivide property to create one new building lot for a one or two family dwelling – Robert & Christine Paquette
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004 [Recommendation Enclosed]
24. S-30-2004 Property located on Whitford Street and Walnut Hill Avenue, TM 281-A, Lot 17 & 23, an application to adjust a lot line and consolidate property – Dennis Demers & M. Alana Demers
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004 [Recommendation Enclosed]
25. S-31-2004 Property located at 1750 Elm Street, an application to subdivide property to create a 4.09 acre lot and a 3.89 acre lot – 1750 Elm Street, LLC
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004 [Recommendation Enclosed]
26. S-33-2004 Property located at 126 Watts Street, an application to subdivide property to create a 4.09 acre lot and a 3.89 acre lot – 1750 Elm Street, LLC
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004 [Recommendation Enclosed]
27. SP-16-2004 Property located at 195 Lincoln Street, an application for site plan approval for removal of existing oil tank farm and replacement with new tank farm – M.L. Halle Oil Co., LP
Public Hearing: 07/08/2004
Deadline for Action: 09/08/2004 [Recommendation Enclosed]
28. Memorandum from Robert S. MacKenzie regarding Development Fees. [See Enclosed]
29. Any other business items from Staff or Board.